141.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,000 / 713,000
					USE VALUE:	713,000 / 713,000
					ASSESSED:	713,000 / 713,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
243		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAN KEUREN BONITA J
Owner 2:	
Owner 3:	
Street 1:	243 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAN KEUREN BONITA J -
Owner 2:	-
Street 1:	243 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1926, having primarily Wood Shingle Exterior and 1390 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	269,100	2,600	441,300	713,000
Total Card	0.101	269,100	2,600	441,300	713,000
Total Parcel	0.101	269,100	2,600	441,300	713,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.88 /Parcel: 512.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90715

GIS Ref

GIS Ref

Insp Date 11/08/08

!10898!

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,100	2600	4,386.	441,300	713,000		Year end	12/23/2021
2021	101	FV	253,900	2600	4,386.	441,300	697,800		Year End Roll	12/10/2020
2020	101	FV	254,000	2600	4,386.	441,300	697,900	697,900	Year End Roll	12/18/2019
2019	101	FV	239,600	2600	4,386.	413,700	655,900	655,900	Year End Roll	1/3/2019
2018	101	FV	239,600	2600	4,386.	342,000	584,200	584,200	Year End Roll	12/20/2017
2017	101	FV	239,600	2600	4,386.	314,400	556,600	556,600	Year End Roll	1/3/2017
2016	101	FV	239,600	2600	4,386.	286,800	529,000	529,000	Year End	1/4/2016
2015	101	FV	213,500	2600	4,386.	281,300	497,400	497,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:33:32

LAST REV

Date	Time
01/25/18	18:29:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10898

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN KEUREN PHIL	30969-231		12/17/1999	Family	10	No	No		
	12547-266		11/1/1973		32,000	No	No		N

USER DEFINED

Prior Id # 1:	90715
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2008	Meas/Inspect	201	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	80.	1.26	9									441,263						441,300	

Total AC/HA:	0.10069	Total SF/SM:	4386	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,263	Spl Credit		Total:	441,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	181.330
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389941
Depreciation:	120882
Depreciated Total:	269059

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

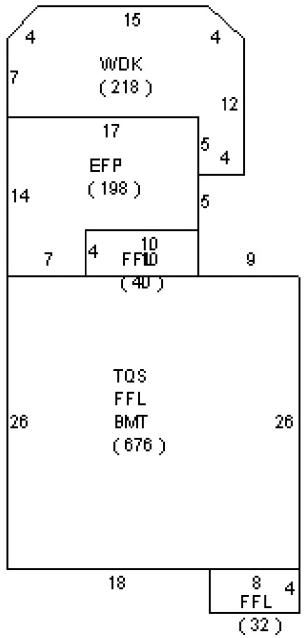
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	199.46
Special Features:	0	Val/Su Net:	114.66
Final Total:	269100	Val/Su SzAd	214.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	748	181.330	135,635
BMT	Basement	676	61.470	41,554
TQS	3/4 Story	507	181.330	91,934
WDK	Deck	218	10.530	2,296
EFP	Enclos Porch	198	40.770	8,072

Net Sketched Area:	2,347	Total:	279,491

Size Ad	1255	Gross Area	2516	FinArea	1390

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1926	23.92	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600